

## COMMITTEE REPORT

BY THE DIRECTOR OF ENVIRONMENT AND NEIGHBOURHOOD SERVICES  
READING BOROUGH COUNCIL  
PLANNING APPLICATIONS COMMITTEE: 7<sup>th</sup> November 2018

ITEM NO.

Ward: Thames

App No.: 181552/HOU

Address: 11 Morlais, Emmer Green, Reading

Proposal: Proposed single storey rear extension

Applicant: Mr & Mrs Moon

Date validated: 31<sup>st</sup> August 2018

Other Application: 8 week target decision date: 26<sup>th</sup> October 2018

Agreed extension of time: 9<sup>th</sup> November 2018

### RECOMMENDATION

#### GRANT

Conditions to include:

##### Standard

1. Time limit for implementation
2. Use of materials
3. Approved plans

##### Non-standard

4. Storage of materials

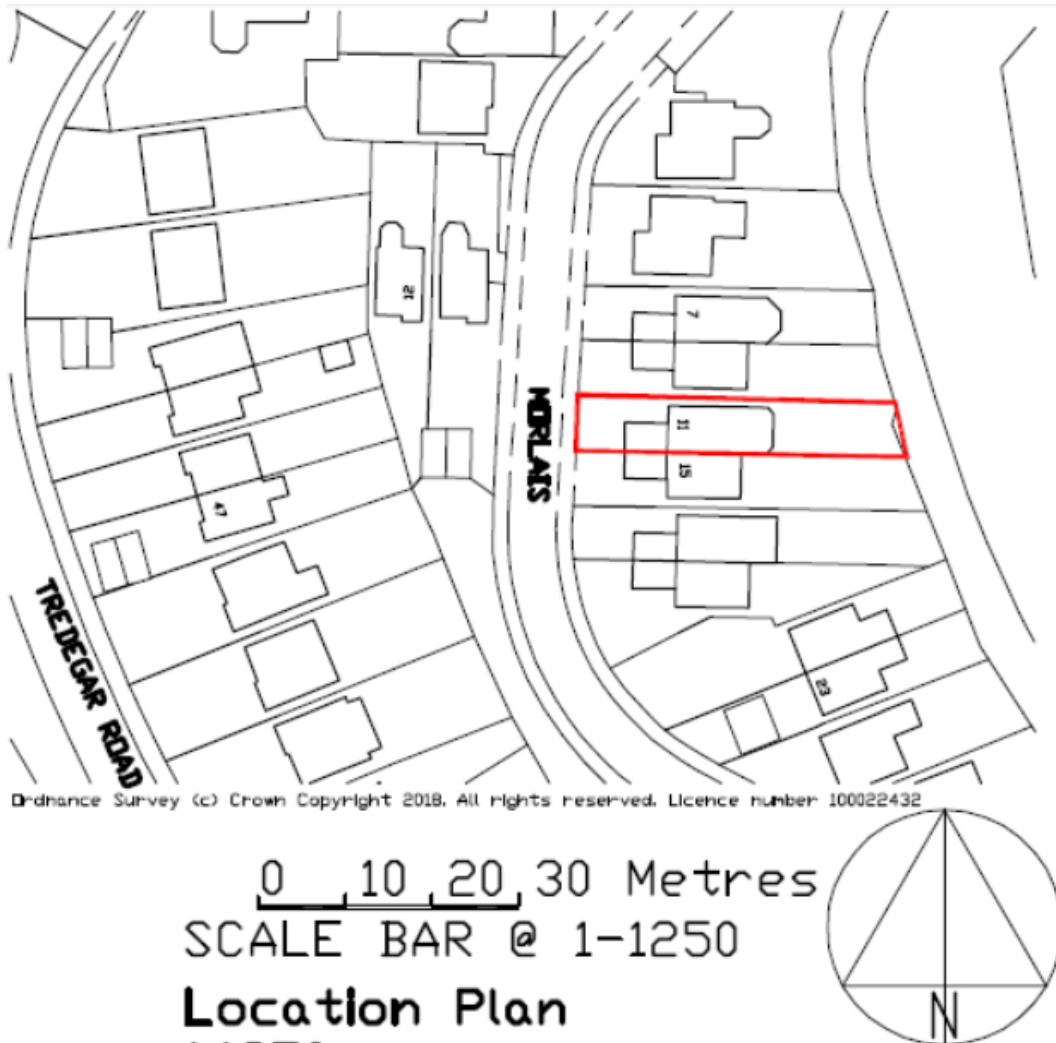
##### Informatives to include

1. Terms and conditions
2. Building Control
3. Complaints about construction
4. Positive and proactive

## 1. INTRODUCTION

1.1 The application relates to a two storey semi-detached dwelling on the east side of Morlais in Emmer Green, Reading. Due to the change in ground levels across the site, the ground floor level of the application property is significantly higher than the road. The application building has an existing single storey rear conservatory extension. The application site includes a rear amenity area approximately 20m deep and 6m wide. The surrounding area is predominantly residential and characterised by semi-detached and detached properties of varying scale and design.

1.2 This minor application is reported to Planning Applications Committee as Mrs Moon (the applicant) is an employee of Reading Borough Council.



## 2. PROPOSAL

2.1 Householder planning permission is sought for a single storey rear extension. It is proposed to demolish the existing conservatory and erect a single storey rear extension with a projecting gabled roof form that has a maximum height of 3.6m and an eaves height of 2.2m. The proposal would project 3.9m from the original rear elevation and 0.7m beyond the rear elevation of the existing conservatory. The external materials proposed are brick and tiles to match the original house.

## 3. PLANNING HISTORY

3.1 None.

## 4. CONSULTATIONS

4.1 Public consultation:

9 and 15 Morlais have been notified of the application and site notice has also been displayed at the site from the 10<sup>th</sup> September 2018.

No responses have been received.

4.2 Natural Environment:

The RBC Natural Environment Officer provided the following response:

4.3 This is a small extension to the rear of the property which will not have any visual impact on the area. There is a tree to the front of the site which although only medium sized, does contribute to the character of Morlais and it would be desirable for the tree to be protected from harm. The amenity area at the base of the tree which used to be lawn has been laid with loose stone and is now used for parking.

4.4 The topography of the area and layout of the property means that all materials are likely to be delivered and stored at the front of the site and walked up to the back. The subsoil in this area is thought to be chalky in structure and will have some resistance to compaction but the tree could be harmed by the leaching of materials potentially toxic to tree roots such as sand and cement. I would want to ensure that there is no storage of materials, substances or equipment (temporary or otherwise) or preparation of building materials on the gravel area to the front of the property. All materials, substances and equipment will need to be stored on the existing driveway. The gravel around the base of the tree can continue to be used for residential parking as it currently is.

4.5 If this is not achievable (i.e. if access to the garage is required for vehicle parking and the gravel area has to be used for storage) then we will require a scheme of ground protection for the gravel area. This will not require a full arboricultural report but should be a simple scheme designed to be loadbearing and prevent leaching of potentially toxic substances to tree roots.

- A non-porous membrane laid over the gravel area topped with chipped bark would suffice to prevent leaching. Ply boards or similar laid on top of the chipped bark would diffuse loading and provide a suitable work surface.

## 5. RELEVANT PLANNING POLICY AND GUIDANCE

5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that proposals be determined in accordance with the development plan unless material considerations indicate otherwise. The Development Plan for Reading relevant to the application site comprises the Reading Local Development Framework '*Core Strategy*' 2008 (Altered 2015) and '*Sites and Detailed Policies Document*' 2012 (Altered 2015).

5.2 The '*National Planning Policy framework*' ('NPPF') 2012 states clearly that its content is to be a material consideration in the determination of applications. The 'NPPF' states that due weight should be given to the adopted policies of the Local Development Framework (LDF) (Core Strategy and Sites and Detailed Policies Document) according to their degree of consistency with the 'NPPF' (the closer the policies in the plan to the policies in the 'NPPF', the greater the weight that may be given). Accordingly, the 'NPPF' and the following development plan policies and supplementary planning guidance are relevant:

### National Planning Guidance

National Planning Policy Framework: Chapter 7. Requiring Good Design

### Reading Borough Local Development Framework Core Strategy (2008) Policies

CS7 (Design and the Public Realm)

CS38 (Trees, Hedges and Woodlands)

### Sites and Detailed Policies Document (2012) Policies:

DM4: Safeguarding Amenity

DM9: House Extensions and Ancillary Accommodation

Supplementary Planning Guidance (SPG) - A Design Guide to House Extensions (2003)

## 6. APPRAISAL

### Design, impact on the host dwelling, character of the area and street scene

6.1 As the proposed extension is to the rear of the property it would not be visible from the street scene along Morlais. Due to the relatively modest scale of the proposal, being single storey and projecting 3.9m from the original rear elevation (less than the 4m suggested normally permissible for two storey extensions in the Design Guide to House Extensions SPG), and considering the extent of the existing conservatory; the proposal is not considered significantly out of character with the host dwelling or surrounding area in terms of scale.

6.2 Projecting a modest 0.7m beyond the existing conservatory, with materials to match the main house and with pitched roof form to match the main house; the proposal is considered to integrate satisfactorily with the character of the host dwelling and visual amenity of the surrounding area.

6.3 The host dwelling would retain sufficient amenity space to the rear elevation, which is considered adequate for a dwelling of this size and relative to the character of the amenity spaces of surrounding dwellings.

6.4 The proposal is therefore considered to be in accordance with Policy CS7 of the Core Strategy (2008, 2015) and Policies DM9 and DM10 of the Sites and Detailed Policies Document (2012, 2015).

### Impact on neighbouring amenity

6.5 The properties potentially affected by the proposal are 9 and 15 Morlais, located to the north and south of the application site respectively.

6.6 Regarding no.9, the unattached neighbouring property to the North, the proposed extension would be set off the common boundary by 0.2m. Considering the modest scale of the proposal with the 2.2m eaves height; the proposed extension is not considered to have any significant detrimental impacts in terms of access to sunlight/daylight or overbearing effects.

6.7 With relation to no.15, the adjoining property, the proposed development would be set off the common boundary by 0.8m. Combining this with the relatively modest scale of the proposed development, it is not considered that the proposed extension would have any significant adverse impacts upon the living environment of the occupiers of no.15 in terms of loss of light or overbearing.

6.8 Whilst a side facing window is proposed in the north side elevation, this would be at ground floor level and would not project beyond the rear elevation of neighbouring no.15. Combining this with the proposed change in form from a conservatory to a brick extension and the reduction in glazed area that this entails; the proposal is considered to represent an improvement to the existing relationship with the neighbouring properties in terms of privacy and overlooking.

6.9 The proposal is therefore considered to be in accordance with Policies DM4 and DM9 of the Sites and Detailed Policies Document (2012, 2015).

### Trees

6.10 In line with the consultation response provided by the RBC Natural Environment Officer, it is considered necessary to include a condition to ensure that any storage of

materials at the site during construction does not harm the tree to the front of the property.

## 7. CONCLUSION

The proposed development is considered acceptable in planning terms and for the reasons given above.

### Plans:

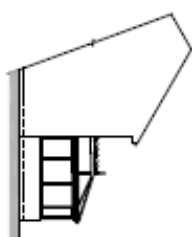
Drawing No.:

- 01 B - Proposed Plans & Elevations

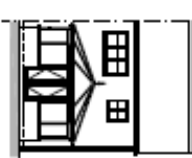
As received: 26/10/2018

Case Officer: Tom French

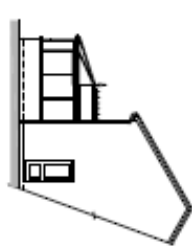




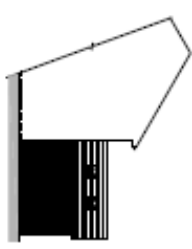
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Existing Site Elevation  
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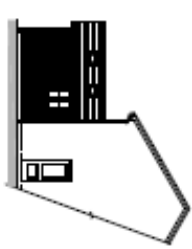
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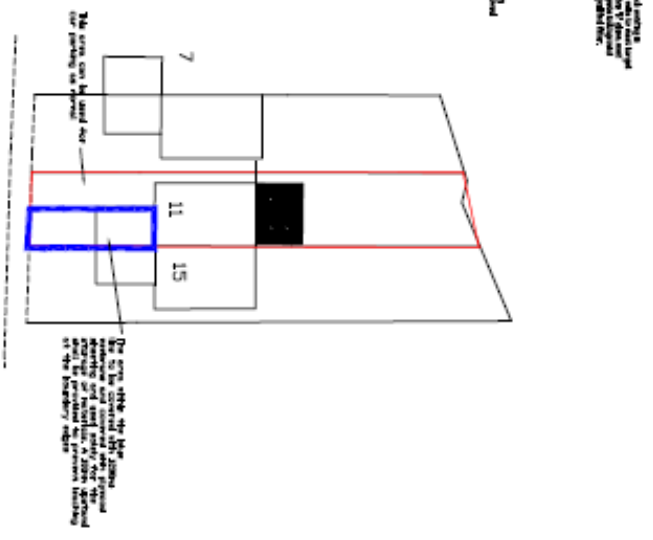
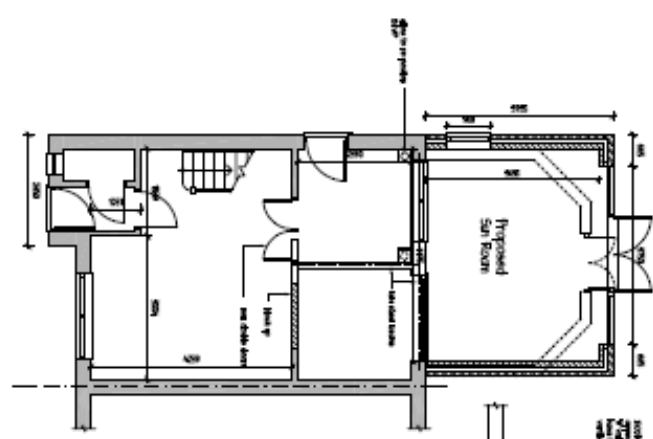
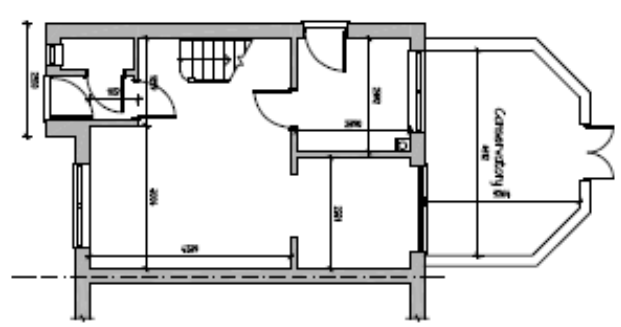
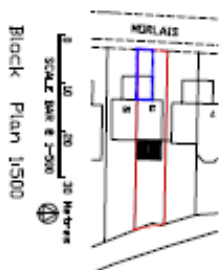
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Proposed Site Elevation  
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Proposed Site Elevation  
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Material Storage Plan 1:200

**GREG**  
Architects  
Planning, Building Regulations & Structural Design

**FARRELL**  
Architects  
Planning, Building Regulations & Structural Design

**HT & H's Mean**  
Interior Design  
Interior Design

**Existing / Proposed Plans & Elevations**  
Interior Design  
Interior Design

**Scale**  
As shown on plan  
As shown on plan  
As shown on plan